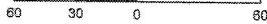


SCALE: 1" = 60'

GRAPHIC SCALE



SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

## BEARING BASIS NOTE:

The basis of bearings shown hereon is the south line of the 9.55 acre tract, having a record bearing of North 70°48' East, and record distance of 291.4 feet, and a surveyed bearing of North 70°48'00" East, and surveyed distance of 290.75 feet between the concrete monument found at the southwest corner of the subject tract and iron pipe found at the southeast corner of the subject tract, being the called for corners of record and controlling monuments of this survey.

COUNTY ROAD 430  
(R.O.W. WIDTH VARIES)

SOUTH RIGHT-OF-WAY LINE OF  
COUNTY ROAD 430 AS OCCUPIED AND  
MAINTAINED BY WILLAMSON COUNTY, TEXAS

ASPHALT

EXISTING WIRE FENCE

P.O.B.  
(PROPOSED ACCESS ESMT.)

GRAVEL DRIVE

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L19

L16

L15

L14

L13

L12

L11

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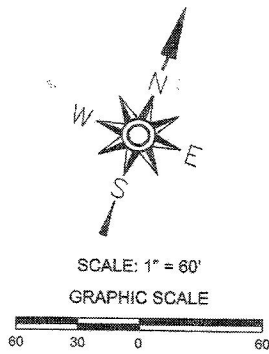
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SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES  
SEE SHEET 2 OF 3 FOR LEGEND

EXISTING FENCE LINE ONLY  
THIS IS NOT A BOUNDARY SURVEY  
OF THE 9.55 ACRE TRACT

J&W TX HOMELAND LTD.  
(PARCEL#1: 98.90 ACRES)  
(2008046235)

OLD CONCRETE MONUMENT  
REFERENCED IN (592/274) AS THE  
SOUTHWEST CORNER OF SHARE  
NO. 3 TO MARINA F. STILES

#### NOTE FOR ACCESS EASEMENT REFERENCE TIES

- FROM S.E. CORNER OF PROPOSED ACCESS EASEMENT, A 1/2" IRON PIPE FOUND SHOWN HEREON AT THE SOUTHEAST CORNER OF THE PARENT 9.55 ACRE TRACT BEARS SOUTH 21°06'04" EAST, A DISTANCE OF 694.41 FEET.
- FROM S.W. CORNER OF PROPOSED ACCESS EASEMENT, THE OLD CONCRETE MONUMENT SHOWN HEREON AT THE SOUTHWEST CORNER OF THE PARENT 9.55 ACRE TRACT BEARS SOUTH 00°48'06" WEST, A DISTANCE OF 738.83 FEET;

#### BEARING BASIS

N70°48'00"E 290.75'  
(N70°48'E 291.4')  
(N70°48'E 107.9 VARAS)

CALLED CORNER OF  
SHARE THREE IN (523/217)

FRANKLIN N. STILES, JR.  
(97.5 ACRES)  
(2012001079)  
(DESCRIBED AS SECOND TRACT IN 523/217)

# TRUE-SURV

PROFESSIONAL LAND SURVEYING, L.L.C.  
P.O. Box 1535  
Pflugerville, TX 78691  
TBPLS Firm Registration No. 10194238  
PH (512) 970-9122 FX (512) 721-5248  
www.truesurv.com

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IT IS THE RESPONSIBILITY OF THOSE USING THIS  
SURVEY TO RESEARCH/CONFIRM COMPLIANCE WITH  
LOCAL SUBDIVISION ORDINANCES PRIOR TO USING  
THIS SURVEY IN A REAL ESTATE TRANSACTION.

MATCH SHEET 2 OF 3

MATCH SHEET 3 OF 3

PROPOSED ACCESS EASEMENT  
0.3184 ACRE  
APPROX. 13,869 SQ. FT.  
P.O.B.

(S19°00'E) (1360.0 VARAS)

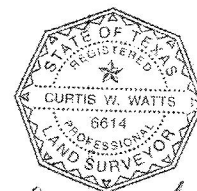
DEED (523/217) FOLLOWS  
WIRE FENCE

WORKSHOP/BARN  
(NOT PART OF 1.1275 AC.)

VERY OLD BARBED  
WIRE FENCE

FRANKLIN N. STILES, JR.  
(97.5 ACRES)  
(2012001079)  
(DESCRIBED AS SECOND TRACT  
IN 523/217)

PIPE FOUND IN  
OLD WIRE FENCE IS IRON  
STAKE CALLED FOR IN  
(523/217)



07/26/16

SHEET 3 OF 3



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### METES AND BOUNDS DESCRIPTION

BEING 1.1275 ACRES (APPROXIMATELY 49,115 SQ. FT.) OF LAND IN THE FRANCIS BRADLEY SURVEY, ABSTRACT NO. 78, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE 9.55 ACRE TRACT CONVEYED TO SIDNEY GING IN VOLUME 592, PAGE 274 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.1275 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a corner of an old barbed wire fence, at its intersection with the south right-of-way line of County Road 430, being the northeast corner of the said 9.55 acre tract as used upon the ground, being also in the west line of the 97.5 acre tract described as the Second Tract in Volume 523, Page 217 of the Deed Records of Williamson County, Texas, conveyed to Franklin N. Stiles, Jr. in Document No. 2012001079 of the Official Public Records of Williamson County, Texas;

**THENCE** South 19°17'09" East, with the west line of the said 97.5 acre tract, being the east line of the said 9.55 acre tract, along said old barbed wire fence, a distance of 965.06 feet to a 1/2" iron rod with "True-Surv 6614" cap set for the **POINT OF BEGINNING** and northeast corner of the herein described tract of land;

**THENCE** South 19°17'09" East, with the west line of the said 97.5 acre tract, being the east line of the said 9.55 acre tract, along said old barbed wire fence, a distance of 224.55 feet to a 1/2" iron rod with "True-Surv 6614" cap set for the southeast corner of the herein described tract of land, from which a 1/2" iron pipe found at the southeast corner of the said 9.55 acre tract bears South 19°17'09" East, a distance of 468.99 feet;

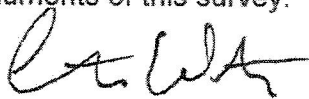
**THENCE** crossing the said 9.55 acre tract, the following eleven (11) courses and distances:

1. South 71°17'54" West, a distance of 50.32 feet to a calculated point at the northwest corner of an existing wood/metal building;
2. South 18°44'02" East, with the west face of said existing building, a distance of 9.51 feet;
3. South 70°42'00" West, a distance of 119.40 feet to a calculated point for the southwest corner of the herein described tract of land, from which an old concrete monument, referenced in Volume 592, Page 274 as the southwest corner of Share No. 3 to Marina

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- F. Stiles, being the southwest corner of the said 9.55 acre tract bears North 04°32'30" West, a distance of 475.18 feet;
4. North 09°49'33" West, a distance of 79.22 feet to a fence corner post;
  5. North 18°51'06" West, a distance of 157.77 feet to a fence corner post;
  6. North 47°04'02" West, a distance of 83.57 feet to a 1/2" iron rod with "True-Surv 6614" cap set for corner;
  7. North 19°02'13" West, a distance of 63.89 feet to a 1/2" iron rod with "True-Surv 6614" cap set for the northwest corner of the herein described tract of land;
  8. North 70°57'47" East, a distance of 100.00 feet to a 1/2" iron rod with "True-Surv 6614" cap set for the northeast corner of the herein described tract of land;
  9. South 19°02'13" East, a distance of 137.95 feet to a 1/2" iron rod with "True-Surv 6614" cap set for a corner;
  10. North 71°37'19" East, a distance of 60.37 feet to a fence corner post;
  11. North 72°04'46" East, a distance of 34.52 feet to the **POINT OF BEGINNING**, containing 1.1275 acres of land, more or less, to be accompanied by metes and bounds description of a Proposed Access Easement attached hereto.

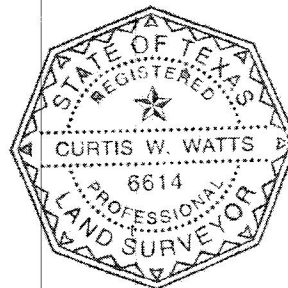
Bearing Basis: The basis of bearings shown hereon is the south line of the 9.55 acre tract, having a record bearing of North 70°48' East, and record distance of 291.4 feet, and a surveyed bearing of North 70°48'00" East, and surveyed distance of 290.75 feet between the concrete monument found at the southwest corner of the subject tract and iron pipe found at the southeast corner of the subject tract, being the called for corners of record and controlling monuments of this survey.



09/26/16

Curtis W. Watts  
Registered Professional Land Surveyor  
State of Texas No. 6614  
True-Surv Professional Land Surveying, L.L.C.  
TBPLS Firm Registration No. 10194238

Date of Survey



Complaints regarding surveyor ethics and possible rule violations can be forwarded to the Professional Board of Land Surveying, 12100 Park 35 Circle, Bldg A, Suite 156, MC-230, Austin, Texas 78753. Their phone number is (512) 239-5263, their fax number is (512) 239-5253.



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**PROPOSED ACCESS EASEMENT  
METES AND BOUNDS DESCRIPTION**

**BEING 0.3184 ACRE (APPROXIMATELY 13,869 SQ. FT.) OF LAND IN THE FRANCIS BRADLEY SURVEY, ABSTRACT NO. 78, WILLIAMSON COUNTY, TEXAS,, BEING A PORTION OF THE 9.55 ACRE TRACT CONVEYED TO SIDNEY GING IN VOLUME 592, PAGE 274 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.3184 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a corner of an old barbed wire fence, at its intersection with the south right-of-way line of County Road 430, being the northeast corner of the said 9.55 acre tract as used upon the ground, being also in the west line of the 97.5 acre tract described as the Second Tract in Volume 523, Page 217 of the Deed Records of Williamson County, Texas, conveyed to Franklin N. Stiles, Jr. in Document No. 2012001079 of the Official Public Records of Williamson County, Texas;

**THENCE** South 22° 55'57" West, with the south right-of-way line of County Road 430 being the north line the said 9.55 acre tract, as fenced and used upon the ground, to a calculated point for **POINT OF BEGINNING** and northeast corner of the herein described tract of land;

**THENCE** crossing the said 9.55 acre tract, the following twelve (12) courses and distances:

1. South 46°49'01" East, a distance of 26.49 feet to a calculated point for a corner;
2. North 80°11'45" East, a distance of 78.04 feet to a calculated point for point of curvature;
3. With a curve to the right, having a radius of 89.27 feet, a delta angle of 67°55'47", an arc length of 105.83 feet, and a chord bearing South 57°40'00" East, a distance of 99.74 feet to a calculated point for a corner;
4. South 22°12'02" East, a distance of 48.57 feet to a calculated point for a corner;
5. South 18°40'30" East, a distance of 615.21 feet to a calculated point for a corner in the north line of a proposed 1.1257 acre tract, for the southeast corner of the herein described tract of land, from which a 1/2" iron pipe found at the southeast corner of the said 9.55 acre tract bears South 21°06'04" East, a distance of 694.41 feet;
6. South 72°04'46" West, with the north line of a proposed 1.1257 acre tract, a distance of 12.52 feet to a calculated point;

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7. South 69°48'11" West, with the north line of a proposed 1.1257 acre tract, a distance of 2.49 feet to a calculated point for a corner for the southwest corner of the herein described tract of land, from which an old concrete monument, referenced in Volume 592, Page 274 as the southwest corner of Share No. 3 to Marina F. Stiles, being the southwest corner of the said 9.55 acre tract bears South 00°48'06" West, a distance of 738.83 feet;
8. North 18°40'30" West, a distance of 614.65 feet to a calculated point for a corner;
9. North 22°12'02" West, a distance of 48.10 feet to a calculated point for point of curvature;
10. With a curve to the left, having a radius of 74.28 feet, a delta angle of 66°49'20", an arc length of 86.64 feet, and a chord bearing North 57°25'39" West, a distance of 81.81 feet to a calculated point for a corner;
11. South 80°11'45" West, a distance of 76.92 feet to a calculated point for a corner;
12. South 55°57'13" West, a distance of 60.49 feet to a calculated point for a corner in the south right-of-way line of County Road 430 being the north line the said 9.55 acre tract, as fenced and used upon the ground, for the northwest corner of the herein described tract of land;

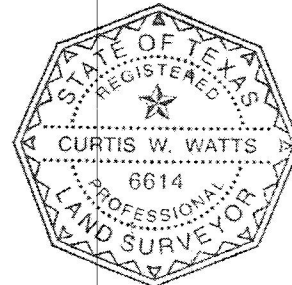
**THENCE** North 22°55'57" East, with the south right-of-way line of County Road 430 being the north line the said 9.55 acre tract, as fenced and used upon the ground, a distance of 72.51 feet to the **POINT OF BEGINNING**, containing 0.3184 acre of land, more or less.

Bearing Basis: The basis of bearings shown hereon is the south line of the 9.55 acre tract, having a record bearing of North 70°48' East, and record distance of 291.4 feet, and a surveyed bearing of North 70°48'00" East, and surveyed distance of 290.75 feet between the concrete monument found at the southwest corner of the subject tract and iron pipe found at the southeast corner of the subject tract, being the called for corners of record and controlling monuments of this survey.

*Curtis W. Watts*

07/26/16

Curtis W. Watts  
Registered Professional Land Surveyor  
State of Texas No. 6614  
True-Surv Professional Land Surveying, L.L.C.  
TBPLS Firm Registration No. 10194238



Complaints regarding surveyor ethics and possible rule violations can be forwarded to the Professional Board of Land Surveying, 12100 Park 35 Circle, Bldg A, Suite 156, MC-230, Austin, Texas 78753. Their phone number is (512) 239-5263, their fax number is (512) 239-5253.

**A SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTIONS OF THE FOLLOWING TRACTS OF LAND IN THE FRANCIS BRADLEY SURVEY, ABSTRACT NO. 78, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE 9.55 ACRE TRACT CONVEYED TO SIDNEY GING IN VOLUME 592, PAGE 274 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS:**

**1.1275 ACRES (APPROXIMATELY 49,115 SQ. FT.), BEING A PORTION OF THE 9.55 ACRE TRACT CONVEYED TO SIDNEY GING IN VOLUME 592, PAGE 274 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.**

**A PROPOSED ACCESS EASEMENT, BEING 0.3184 ACRE (APPROX. 13,869 SQ. FT.)**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°17'54"W	50.32'
L2	S18°44'02"E	9.51'
L3	S70°42'00"W	119.40'
L4	N09°49'33"W	79.22'
L5	N18°51'06"W	157.77'
L6	N47°04'02"W	83.57'
L7	N19°02'13"W	63.89'
L8	N70°57'47"E	100.00'
L9	S19°02'13"E	137.95'
L10	N71°37'19"E	60.37'
L11	N72°04'46"E	34.52'
L12	S72°04'46"W	12.52'
L13	S69°48'11"W	2.49'
L14	N22°12'02"W	48.10'
L15	S80°11'45"W	76.92'
L16	S55°57'13"W	60.49'
L17	N22°55'57"E	72.51'
L18	S46°49'01"E	26.49'
L19	N80°11'45"E	78.04'
L20	S22°12'02"E	48.57'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	74.28'	66°49'20"	86.64'	N57°25'39"W	81.81'
C2	89.27'	67°55'47"	105.83'	S57°40'00"E	99.74'

**TITLE COMMITMENT NOTE:**

This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional easements or restrictions not shown hereon. No additional easement research was done for the purpose of this survey.

**FLOOD-PLAIN NOTE:**

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48491C0575E, dated September 26, 2008, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

**SURVEYOR'S CERTIFICATE FOR THE 1.1275 ACRE TRACT:**

CERTIFIED TO:  
SIDNEY GING

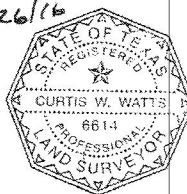
PROPERTY ADDRESS: 800 COUNTY ROAD 430

DATE OF SURVEY: September 26, 2016

ATTACHMENTS: METES AND BOUNDS DESCRIPTIONS

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown. This survey was made substantially in accordance with the standards and conditions set forth for a Category 16, Condition IV, Standard Land Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Curtis W. Watts Date  
Registered Professional Land Surveyor  
State of Texas No. 6614



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